

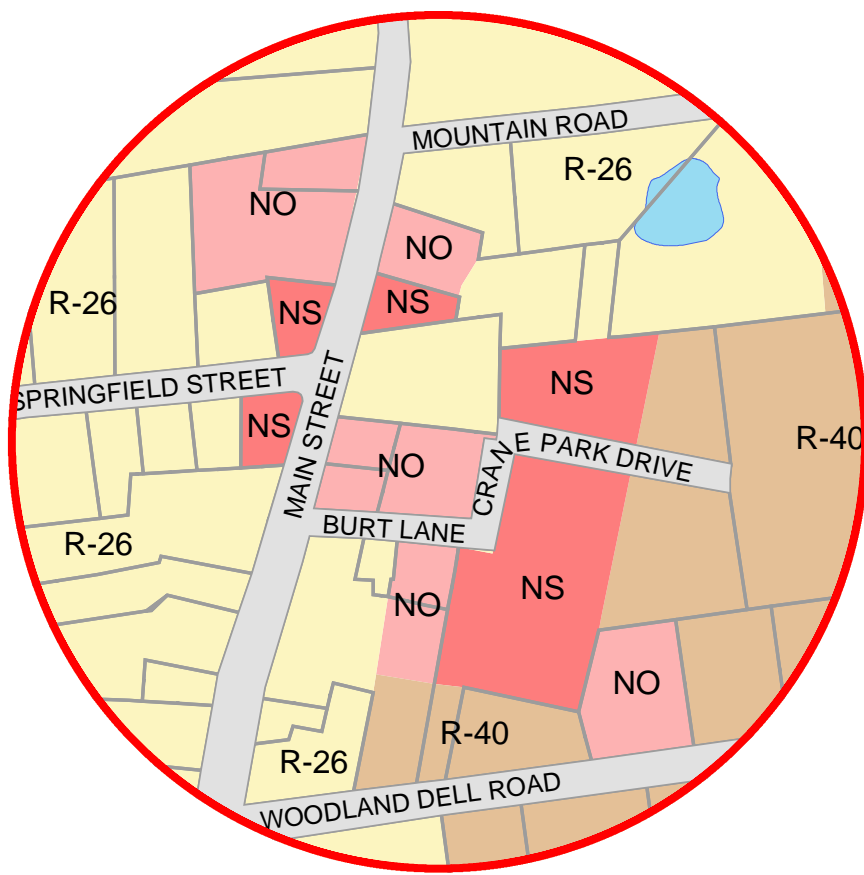
Zoning Map

Town of Wilbraham

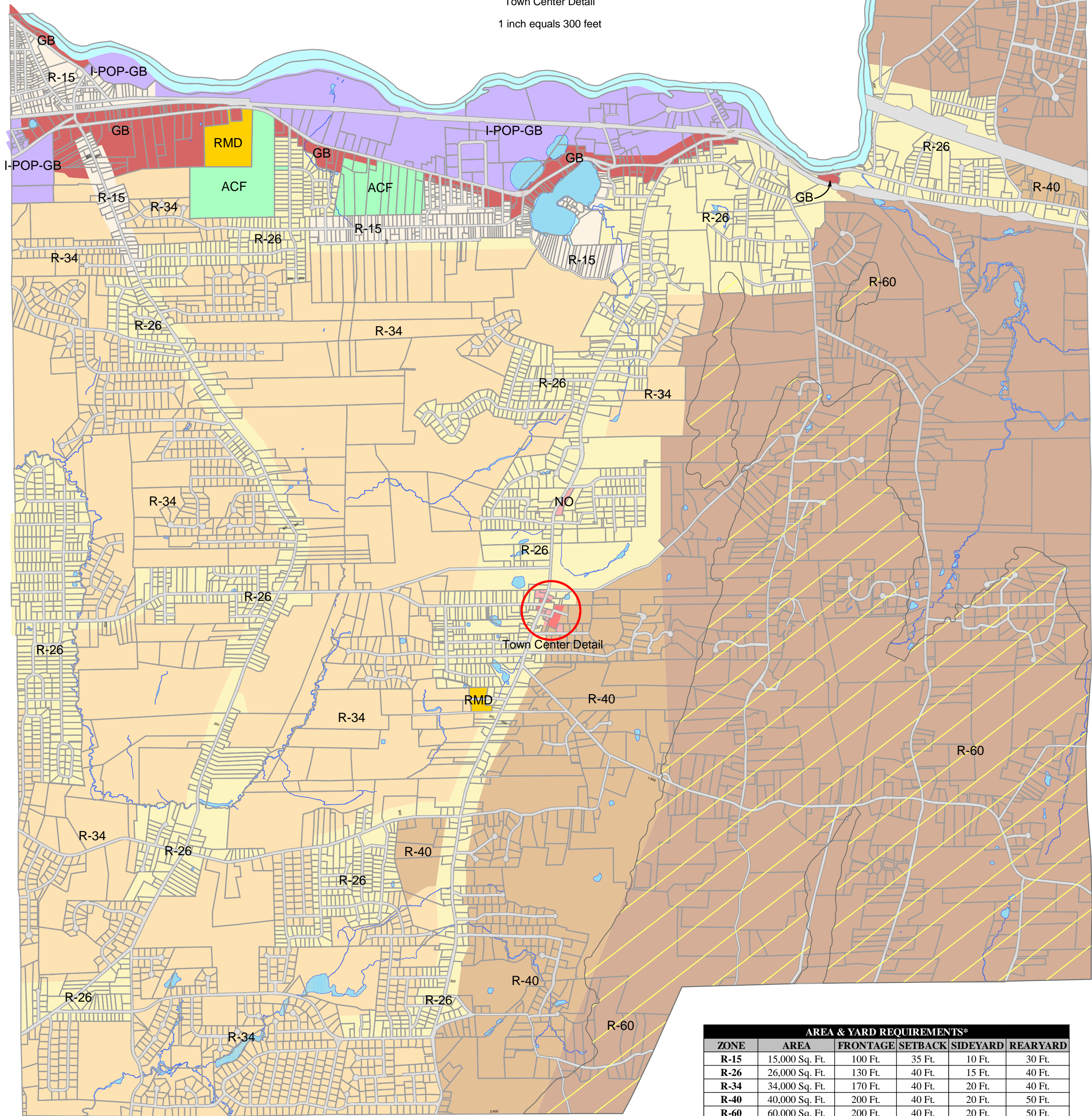
May 2002



Revised Printing: June 2003



Town Center Detail
1 inch equals 300 feet



Legend

- Roads
Parcel Boundaries
Water Bodies
- Base Zoning Districts**
- R-15 Residence District
 - R-26 Residence District
 - R-34 Residence District
 - R-40 Residence District
 - R-60 Residence District
 - RMD Multiple Dwelling District
 - ACF Adult Care Facilities District
 - NO Neighborhood Office District
 - NS Neighborhood Shopping District
 - GB General Business District
 - I-POP-GB Industrial-Professional Office Park-General Business
- Overlay Zoning Districts**
- Ridgeline & Hillside District (Elev > 550 ft.)

1,000 500 0 1,000 2,000 Feet

1 inch equals 1,800 feet



Prepared by: Town of Wilbraham Engineering Department and MARIN GIS Division.

- Notes:
- This is the Zoning Map of the Town of Wilbraham, which shows the location and boundaries of the various zoning districts, approved by the voters of the Town of Wilbraham at the Annual Town Meeting on May 6, 2002, and amended from time to time as noted.
 - The Flood Plain Overlay Zoning district is shown on a separate map and is incorporated herein by reference as an official part of the Zoning Map.
 - Parcel lines are based on the best available information taken from the Town of Wilbraham's Property Tax Maps, are shown for planning and reference purposes only, and are not to be considered an official part of the Zoning Map.

AREA & YARD REQUIREMENTS*					
ZONE	AREA	FRONTAGE	SETBACK	SIDEYARD	REARYARD
R-15	15,000 Sq. Ft.	100 Ft.	35 Ft.	10 Ft.	30 Ft.
R-26	26,000 Sq. Ft.	130 Ft.	40 Ft.	15 Ft.	40 Ft.
R-34	34,000 Sq. Ft.	170 Ft.	40 Ft.	20 Ft.	40 Ft.
R-40	40,000 Sq. Ft.	200 Ft.	40 Ft.	20 Ft.	50 Ft.
R-60	60,000 Sq. Ft.	200 Ft.	40 Ft.	20 Ft.	50 Ft.
RMD	10 Acres	250 Ft.	40 Ft.	40 Ft.	50 Ft.
ACF	60,000 Sq. Ft.	200 Ft.	40 Ft.	15 Ft.*	80 Ft.*
NO	20,000 Sq. Ft.	100 Ft.	40 Ft.	15 Ft.	30 Ft.
NS	60,000 Sq. Ft.	200 Ft.	25 Ft.*	15 Ft.*	30 Ft.*
GB	30,000 Sq. Ft.	150 Ft.	50 Ft.	12 Ft.*	20 Ft.*
I-POP-GB	40,000 Sq. Ft.	150 Ft.	60 Ft.	30 Ft.	50 Ft.

*Refer to Wilbraham Zoning By-Law

Date	Modification	Approval
May 13, 2003	Rezoning of portion of 2797 Boston Road from R-26 to GB.	